

## ***Planning, Research & Development***

### ***What You'll Find in This Issue!***

**HOMEHouse Museum of Art Exhibit: See Page 4**

**Biography: Bernadette Montoya, Intern: See Page 5**

**Meeting Your Planners: Christina Valles: See Page 6**

**Texas Chapter of the American Planning Association is offering a workshop for Elected Officials, Planning Commissioners and Staff on "All you need to know about Planning!" See the Registration Form and Agenda on Pages 7, 8 and 9.**

**Update on the Bicycle Plan: See Page 10**

**Neighborhood Plan Processing Template Status: See Page 11**



*Springtime brings the Poppy Fields into bloom in Northeast El Paso.*

**Director's Note:**

The first quarter of the year brought numerous improvements to the Planning Department. The Long Range Planning Division added three new staff to cover the Central, Lower Valley and Northeast Planning areas as three key members moved on to face new challenges in their civil service careers. We are proud that other departments recognize and seek out our homegrown talent but nonetheless are saddened when they promote outside of the department. In this issue, you will read about one of our planners that promoted within the department, Christina Valles, our new historic preservation expert.

The Neighborhoods Matter program continues to develop and expand. Neighborhood Associations are increasing in number. During the first quarter, a guide to the format and content for all Neighborhood Plans, known as the Template for Neighborhood Plan Processing was presented in five public hearings throughout the City. It was well received and has been modified to accommodate needs and concerns of the neighborhood groups expressed during the hearing process. Future Plans will be developed using this template, assuring consistency in both quality and content for each of them. Both Montoya Heights and the Five Points Neighborhood Associations have been developing draft text for their respective plans. After approval of the template by City Council, those plans should come together quickly.

Anyone interested in learning more about the planning process should consider attending the upcoming American Planning Association training workshop in April. Plan Commissioners, elected officials, and anyone that might want to know more about opportunities and legal limitations of planning could benefit from this training.

Affordable housing is always a hot topic for planners, homebuilders, and homebuyers. The Southeastern Center for Contemporary Art (SECCA) will have a huge collection of drawings, models, and 3-D computer renderings of the latest in contemporary ideas and materials on display in the downtown Museum of Art starting this spring. The show will open in April and remain in El Paso until August of 2005. It will be a wonderful opportunity to see the latest innovations from designers around the world.

Please consider visiting the Department's portion of the City of El Paso website at <http://www.elpasotexas.gov>. Demographics have been updated, our Annual Report I for 2004 is available, and maps have been added. Every effort is being made to keep the site current and interesting. There is lots of free information available. If you have a moment, take a look.

It has been a very productive spring quarter for 2005. The tabular data in this Newsletter is indicative of the amount of work, and service provided to the community. We anticipate increased development activity with good weather during the summer months! Thanks for your continued support of our efforts.

*George G. Sarmiento, AICP*



## The HOME House Project Exhibition: El Paso Museum of Art

The Southeastern Center for Contemporary Art (SECCA) is sharing an exhibition of innovative housing designs from the **HOME House Project**, the future of affordable housing. The project challenged artists and architects to propose new designs for single - family houses for low - and moderate - income families using Habitat for Humanity's basic three - and four - bedroom house as a "point of departure". In addition, the design criteria included environmentally friendly and sustainable materials, technologies, and methods. More than 790 individuals and teams from the United States and 16 foreign countries registered for the project.

The goals for the project were:

- 1) to provide inspired design in the affordable housing market for those who historically have been omitted from enjoying its benefits;
- 2) to establish a new national housing model in terms of design, energy efficiency, environmental consciousness, and cost effectiveness that can change the stigma attached to affordable housing throughout the United States;
- 3) to showcase the most recent advances in sustainable design, and
- 4) to foster new partnerships with people involved with affordable housing design.

The exhibition will be available to the public in the El Paso Museum of Art. It includes 100 of these innovative designs. In addition, there are 13 three-dimensional computer animations (software) of some of the award-winning entries.



Dates: April 24 through August 14, 2005

Location: El Paso Museum of Art, One Festival Arts Plaza

Telephone: 532-1707

For additional information about the Southwest Center for Contemporary Art, please contact:

David J. Brown, Curator

[dbrown@secca.org](mailto:dbrown@secca.org)

Website: <http://www.secca.org/homehouse>

## Intern is Working and Learning in City Planning



*Bernadette Montoya, UTEP Graduate Intern*

Bernadette Montoya is a graduate student at the University of Texas at El Paso (UTEP) currently enrolled in the Masters in Public Administration Program. She recently received a Bachelor of Arts in Criminal Justice from UTEP in May of 2004. As part of her graduate program, she has been awarded the Community Development Work Study Program Fellowship Award, funded by the U.S. Department of Housing and Urban Development, where she will work in a

series of internships in the public and non-profit sectors throughout the El Paso area. This program is funding her internship with the Planning, Research and Development Department.

Bernadette has been assigned to work on projects related to the downtown redevelopment. Her first assignment has been to prepare a literature review consisting of numerous plans/reports relating to revitalization of Downtown El Paso ranging from 1958 to 2003. She has also been trained in ArcView Geographical Information Systems (GIS) software using it to study land use for downtown for a literature review analysis. Bernadette's analysis will be used as a reference document for the upcoming downtown revitalization plan to be prepared by a consulting firm. Additionally, Bernadette is currently working on a land use study of other areas of the city for a Community Development Block Grant and AARP project.

## Meeting Your Planners: Christina Valles

Maria Christina Valles received a promotion to Planner II in the Planning, Research and Development Department in February 2005. Christina is a native El Pasoan and Yale University graduate. She received her degree in Architecture in 1996. She is currently pursuing professional registration as an architect.

Christina will use her architectural training in her new position as the historic preservation coordinator for City. In addition, she will process zoning-related applications for the Land Development Division. She will make presentations before the City Plan Commission and the Historic Landmark Commission as she assumes her new duties.

Christina started work in the department in February 2003 as a Planner I. She served as Neighborhood Planner for the Northeast area. She assisted in developing several neighborhood plans and studies for the Department and had undertaken some duties related to Historic Preservation prior to her promotion. Of particular note is the work Christina completed for the 2003 TIF Report and work on the Five Points Neighborhood Plan Draft.

Christina brings a diversity of experience to her new position. She started working for the City of El Paso as a Plan Examiner for the Building Permits and Inspection Department. Prior to her employment with the City, Christina worked in the private sector for over five years. She was an Architect-in-training for McCormick Architecture, LLC in El Paso, TX and worked for Baker Pool & Spa in St. Louis, Missouri as a draftsman.

In 2005, Christina ran a half-marathon in under three hours. She volunteered for the Insights Museum Lego Project where elementary school children build a city out of legos in one day. Her international bridge design out of lego blocks is still in display at the offices of the Central Business District.

The Planning, Research and Development Department is pleased to announce Christina's promotion.



*Christina Valles, Planner II*



## American Planning Association Training Opportunity:



### PLANNING WORKSHOP for PLANNING COMMISSIONERS, ELECTED OFFICIALS & STAFF

*Sponsored by*  
Texas Chapter American Planning Association  
West Texas Section APA  
City Planners Association of Texas

**Location:** The Tigua Pueblo Tribal Council Chambers  
9241 Socorro Road, El Paso, Texas

**Date:** Friday, April 22, 2005

**Time:** 9:00 A.M. to 5:00 P.M. (Registration begins at 8:30 a.m.)

#### Training Topics:

- £ Texas Planning: What You Need to Know in 2005
- £ Being an Effective and Ethical Planning Commissioner: Roles, Responsibilities, Ethics and Legal Issues
- £ Learn By Doing – An Exercise In Decision Making
- £ Planning for Communities With Limited Staff
- £ Planning in the ETJ
- £ Legislative Action and Court Decisions Impact on Planning
- £ Discuss This Year's Hot Topics In the Greater El Paso Area
- £ Questions and Answers

**Registration Fee: \$75.00**

**Deadline:** Mon, April 11, 2005; add \$5 for late registration

#### Training Location Map:



For information about local registration, please contact Verónica Rosales, AICP, at 915-541-4633 or e-mail [VRosalesAICP@aol.com](mailto:VRosalesAICP@aol.com).

## American Planning Association Workshop: Registration Form



# PLANNING WORKSHOP

for  
PLANNING COMMISSIONERS,  
ELECTED OFFICIALS & STAFF

Registration Form

Your Name: \_\_\_\_\_

Your Company: \_\_\_\_\_

Address: \_\_\_\_\_

Tel: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ Fax: (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Your E-Mail: \_\_\_\_\_

Please check all that apply:

Practitioner

Elected Official

Appointed Official

How many years on the Planning Commission/Elective Office: \_\_\_\_\_

Issues of Importance to your local Planning Commission/Municipality:

**Deadline for Mail-in Registration is Monday, April 11, 2005.***Checks can be made payable to: APA West Texas Section***Registration Fee: \$75 (early & pre-registration)      \$80.00 (on-site)**

Check

Purchase Order

Cash

€# I am enclosing my check to West Texas APA for \$75.00: \_\_\_\_\_

€# I am **pre-registering** and will pay registration at the workshop for \$75.00: \_\_\_\_\_

€# On site registration, please add \$5 and pay by cash or check at the workshop \$80.00 \_\_\_\_\_

Please Mail Registration to:

APA West Texas Section

ATTN: Workshop

P.O. Box 51

El Paso, TX 79940

*For information about local registration, please contact Verónica Rosales, AICP, at 915-541-4633 or e-mail VRosalesAICP@aol.com.*



## American Planning Association Workshop: Agenda



### REGIONAL WORKSHOP for PLANNING COMMISSIONERS, ELECTED OFFICIALS and STAFF

#### AGENDA April 22, 2005

- |              |  |
|--------------|--|
| 8:30 – 9:00  | Registration and Sign-In (Coffee & Doughnuts)  |
| 9:00 – 9:10  | 1. Welcome & Introductions<br>West Texas APA Section - Hosts   |
| 9:10 – 9:45  | 2. Texas Planning & Introduction to Planning:<br>What you Need to Know in 2005                               |
| 9:45 – 10:30 | 3. Being an Effective and Ethical Planning Commissioner:<br>Roles, Responsibilities, Ethics and Legal Issues |
| 10:30 – Noon | 4. Learn by Doing: An Exercise in Decision Making  |
| Noon – 1:15  | LUNCH (on your own)  |
| 1:15 – 2:00  | 5. Planning for Communities With Limited Staff   |
| 2:00 – 2:45  | 6. Planning in the ETJ   |
| 2:45 – 3:45  | 7. Legislative Action and Court Decisions Impact on Planning   |
| 3:45 – 4:15  | 8. 2005 Hot Topics for the Greater El Paso Area  |
| 4:15 – 5:00  | 9. Wrap-up Questions and Answers   |

*Thanks to our workshop hosts, the Ysleta del Sur Pueblo*

## Transportation Planning: Bicycle Plan Update in Works

With gas prices on the rise that old bicycle may start looking more attractive to some people. Then the problem becomes looking for a safe place to ride it. The City's Bicycle Plan was last updated in 1997. Although the City has grown a lot since then, and bicycling has grown in popularity as well, the

old Plan remained in force. Now the Long Range and Neighborhood Planning Division is working to bring the Bicycle Plan up to date.

The update has three phases: Evaluation, Community Input and Improvement Goals. The Evaluation phase looks at the conditions cyclists face right now. It lists the barriers to quality biking, where people can go and where they cannot go safely on a bicycle and what it would take to change the situation. Then the Community input phase asks El Paso residents what they think cycling should be like in the City. Out of the first two parts the Improvement Goals are formulated, to list how City resources can most efficiently be applied to encourage cycling.

The Bicycle route map is the key to the bicycle plan. It shows



*Bicycle parking is available at City Hall*

the locations of existing and proposed bike routes, both on and off road. These routes can be located on existing streets or in new areas not yet developed. On existing streets the map indicates that the City plans to add a bike route at some time in the future. In new areas, the presence of a bike route on the map triggers the requirement that the new roads have right of way set aside for a bike route, usually at the expense of the land developer.

The Bicycle Plan update is currently in the Community Involvement phase. Presentations are planned for the month of April around the community as well as at the Neighborhood Mini-Seminar at City Hall. Contact Chuck Kooshian for more information at 541-4632.

**Process Template on Neighborhood Plan Development:**

What good is a neighborhood plan?  
What can it do for me?  
What do I have to do to get one?

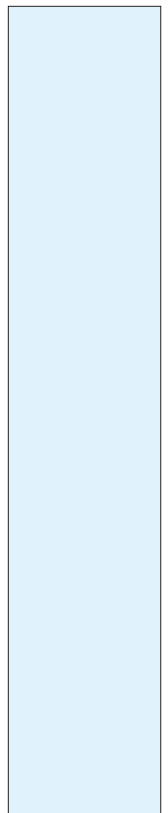
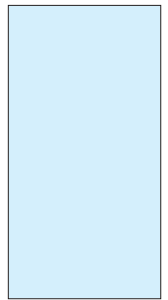
The "Question & Answer" responses for the Neighborhood Plan Development Process Template, now referred to as the "Template", answers these and other questions and is available on the City of El Paso Planning Department website. This Q&A was developed as a result of the questions received during a series of information and input meetings the Department hosted over the month of February about the proposed Neighborhood Plan Development Process template.

The Template was formulated to provide a standard for plan development and adoption. It provides a step-by-step guide, beginning with initial request for a plan, all the way to its adoption by City Council. The Template provides the process that staff will use to craft neighborhood plans and serves as a guide for both neighborhoods and city officials. The Template is scheduled for public hearing and adoption in mid-April 2005.

Public participation is the key theme throughout the proposed process starting with the initial request for a neighborhood plan. A community group may request a plan, as can City Council or City departments. Requests have to be submitted in writing care of the Director of Planning. Demonstrated community support is important for requests from organized groups. Throughout the development process, involvement from the community is critical during all the steps of plan development as is concurrence with the issues, goals and actions to be included in a neighborhood plan. For example, a minimum of three large public meetings during plan development is required under the proposed Template.

The Template also calls for greater participation from the City Plan Commission's (CPC) in the neighborhood plan development process. To wit, CPC is the entity that authorizes plan development and prioritizes neighborhood plans for staff. Further, a Neighborhood Planning Team, consisting of neighborhood volunteers and assigned City staff as appropriate, works closely with the CPC or its Neighborhood Planning subcommittee as work on a neighborhood plan gets underway.

The Neighborhood Planning Team selects the issues to address in a neighborhood plan from the public meetings. The Team will periodically report with their findings and proposed solutions to the group. Agreement by a majority of the association members is necessary. A majority is defined as half of the



**Process Template: Continued**

registered members of the association plus one additional member. If multiple registered neighborhood groups are affected, a majority of each group is necessary for approval.

After a draft is developed, discussion with city staff through the Development Coordinating Committee (DCC) allows each department to review the material and make suggestions. Following the recommendations of the DCC, the Municipal Action Strategy of a Neighborhood Plan details what City programs, which City departments are involved, and specifies how issues will be addressed.

A public hearing before the CPC allows public commentary before giving a recommendation to Council on adoption of the plan. Council's public hearing on the plan also allows further input. If Council votes to adopt the neighborhood plan, it becomes a part of the City's comprehensive plan, *The Plan for El Paso*.



## El Paso Water Utilities Northwest Master Plan:

The El Paso Water Utilities (EPWU) Public Service Board (PSB) embarked on a master plan for its properties in late 2002. In the Northwest, the study area consists of 1,850 acres along Transmountain Road, just west of the Franklin Mountains State Park.

Work on the planning effort included various public meetings with a diverse group of stakeholders. Compromise after compromise from all parties yielded a master plan that the PSB is seeking to have adopted as a land study. Before proceeding with that step, an amendment to the City of El Paso's Comprehensive Plan-*The Plan for El Paso*-will be processed to ensure conformance between the comprehensive plan and the proposed land study.

After numerous public meetings, the PSB's consultants developed a compromise to reserve the arroyos as open space for areas abutting the state



*El Paso Water Utilities Northwest Master Plan proposed land use.*

park where lower density residential uses are proposed. Residential development will increase in density toward the lower reaches of the property's westside. Commercial development will cluster along Transmountain Road and along Paseo del Norte Drive.

Also proposed are amendments to the Master Thoroughfare Plan Map. As part of their planned development, the PSB feels some roads are unnecessary (see related story).

A public meeting at Franklin High School on February 2<sup>nd</sup>. Public comment was in favor of conserving arroyos in their natural state. Recreational opportunities were also very important. The El Paso Mountain Committee heard the item on February 23<sup>rd</sup>. The EPMC recommended approval with a condition. The CPC held its public hearing on the matter and recommended approval to City Council with three conditions.

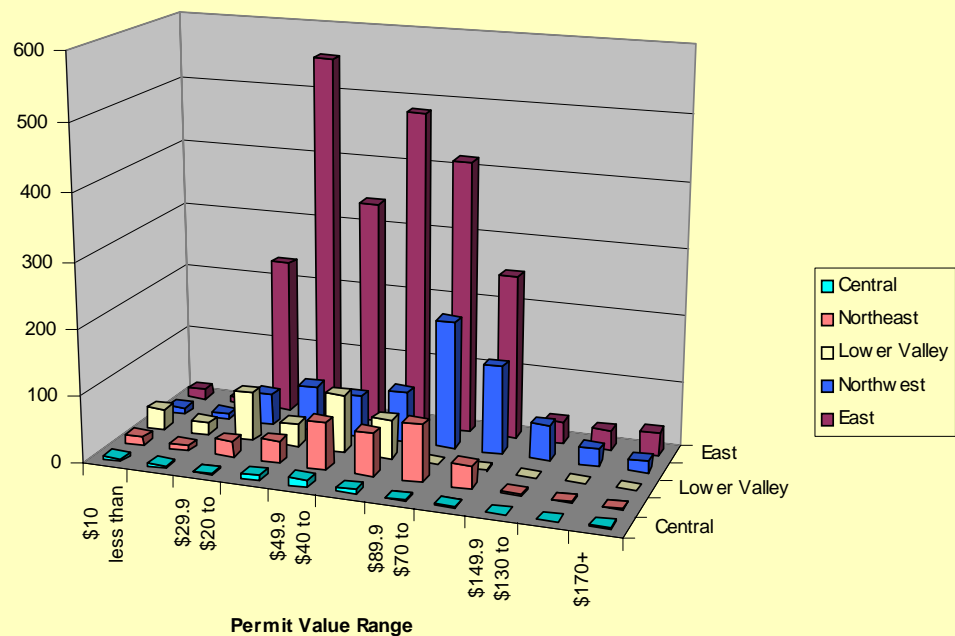
City Council will hear the item on April 5, 2005 at a public hearing. If Council approves the amendment, *The Plan for El Paso* will be modified accordingly.

**Demographics: City of El Paso****Residential Permit Values by Planning Area****From January 1, through December 31, 2004**

Value (\$) in Thousands	Value Range Category											
Planning Area	1 less than \$10	2 \$10 to \$19.9	3 \$20 to \$29.9	4 \$30 to \$39.9	5 \$40 to \$49.9	6 \$50 to \$69.9	7 \$70 to \$89.9	8 \$90 to \$129.9	9 \$130 to \$149.9	10 \$150 to \$169.9	11 \$170+	Total Units
Northeast	13	8	25	34	71	64	86	35	3	1	1	341
Northwest	10	9	49	69	62	77	194	134	54	26	18	702
Central	5	4	1	8	11	7	1	2	0	0	3	42
East	16	9	235	554	340	481	415	250	34	30	35	2,399
Lower Valley	31	19	74	35	88	59	2	2	0	1	1	312
City Total:	75	49	384	700	572	688	698	423	91	58	58	3,796

**Residential Permit Values by Planning Area: 2004****Source: Certificates of Occupancy**

Number of Permits





**American Community Survey Profile 2003**  
**U.S. CENSUS BUREAU**

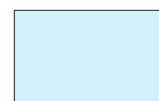
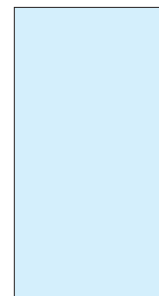
The U.S. Census Bureau conduct the American Community Survey in selected cities every year. El Paso was added to the list of cities in 2004. The survey results are based on a much smaller sample of questionnaires. This survey was intended to replace the decennial census providing annual data with a lower cost. Ultimately the Congress of the United States will decide if this new survey has the desired accuracy, and confidentiality to make it a permanent database.

A profile on information is developed for El Paso and will be updated every year for the next few years. All the data will be superceded by the next official Census in 2010.

Both the Census website (<http://www.census.gov>) and the American Factfinder site (<http://factfinder.census.gov>) serve as gateways to the American Community Survey. If you are interested in the latest Census information estimates for El Paso, this is the site for you.

While it isn't a hot link to the site, you can "cut and paste" the website information listed below into your web browser's search window:

<http://www.census.gov/acs/www/Products/Profiles/Single/2003/ACS/Narrative/160/NP16000US4824000.htm>



**Rezoning Cases Submitted in 2005:**

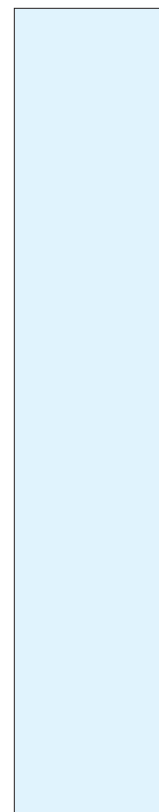
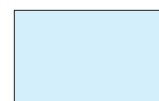
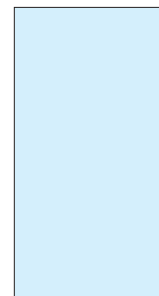
	Jan-Mar 2005	Jan-Mar 2004
Development Coordinating Committee (DCC)		
<b>Applications Received</b>	<b>11</b>	
<b>Approval Recommendation</b>	<b>6</b>	<b>12</b>
<b>Denial Recommendation</b>	<b>1</b>	<b>2</b>
<b>Withdrawn Prior to DCC Review</b>	<b>0</b>	<b>1</b>
<b>Pending</b>	<b><u>4</u></b>	<b><u>2</u></b>
<b>Total Cases Reviewed by DCC</b>	<b>7</b>	<b>14</b>
City Plan Commission (CPC)		
<b>Approval Recommendation</b>	<b>2</b>	<b>11</b>
<b>Denial Recommendation</b>	<b>1</b>	<b>1</b>
<b>Withdrawn prior to CPC Review</b>	<b>0</b>	<b>2</b>
<b>Pending</b>	<b><u>8</u></b>	<b><u>2</u></b>
<b>Total Cases Reviewed by CPC</b>	<b>3</b>	<b>12</b>
City Council		
<b>Approval</b>	<b>12</b>	<b>2</b>
<b>Denial</b>	<b>0</b>	<b>0</b>
<b>Withdrawn Prior to CC Review</b>	<b>2</b>	<b>2</b>
<b>Upheld CPC Recommendation</b>	<b>12</b>	<b>0</b>
<b>Reversed CPC Recommendation</b>	<b>0</b>	<b>0</b>
<b>Pending</b>	<b><u>11</u></b>	<b><u>0</u></b>
<b>Total Cases Reviewed by Council</b>	<b>12</b>	<b>2</b>

**Subdivision Platting Activity in 2005:**

	Jan-Mar 2005	Jan-Mar 2004
<b>Subdivisions Recorded</b>	<b>13</b>	<b>18</b>
<b>Dwelling Units Recorded</b>	<b>382</b>	<b>854</b>
<b>Acres Recorded</b>	<b>159.56</b>	<b>297.84</b>
<b>New SD's Processed</b>	<b>23</b>	<b>23</b>

**Detailed Site Development Plans Submitted in 2005:**

	Jan-Mar 2005	Jan-Mar 2004
Development Coordinating Committee (DCC)		
<b>Applications Received</b>	<b>5</b>	
<b>Approval Recommendation</b>	<b>1</b>	<b>5</b>
<b>Denial Recommendation</b>	<b>0</b>	<b>0</b>
<b>Withdrawn Prior to DCC Review</b>	<b>1</b>	<b>0</b>
<b>Pending</b>	<b><u>3</u></b>	<b><u>3</u></b>
<b>Total Cases Reviewed by DCC</b>	<b>1</b>	<b>5</b>
City Plan Commission (CPC)		
<b>Approval Recommendation</b>	<b>1</b>	<b>3</b>
<b>Denial Recommendation</b>	<b>0</b>	<b>0</b>
<b>Withdrawn prior to CPC Review</b>	<b>1</b>	<b>0</b>
<b>Pending</b>	<b><u>3</u></b>	<b><u>5</u></b>
<b>Total Cases Reviewed by CPC</b>	<b>1</b>	<b>3</b>
City Council		
<b>Approval</b>	<b>1</b>	<b>2</b>
<b>Denial</b>	<b>0</b>	<b>0</b>
<b>Withdrawn Prior to CC Review</b>	<b>0</b>	<b>0</b>
<b>Upheld CPC Recommendation</b>	<b>1</b>	<b>0</b>
<b>Reversed CPC Recommendation</b>	<b>0</b>	<b>0</b>
<b>Pending</b>	<b><u>4</u></b>	<b><u>0</u></b>
<b>Total Cases Reviewed by Council</b>	<b>1</b>	<b>2</b>



**Special Permit Cases Submitted in 2005:**

	Jan-Mar 2005	Jan-Mar 2004
Development Coordinating Committee (DCC)		
<b>Applications Received</b>	<b>8</b>	
<b>Approval Recommendation</b>	<b>5</b>	<b>9</b>
<b>Denial Recommendation</b>	<b>0</b>	<b>0</b>
<b>Withdrawn Prior to DCC Review</b>	<b>0</b>	<b>1</b>
<b>Pending</b>	<b><u>3</u></b>	<b><u>7</u></b>
<b>Total Cases Reviewed by DCC</b>	<b>5</b>	<b>9</b>
Ctiy Plan Commission (CPC)		
<b>Approval Recommendation</b>	<b>1</b>	<b>7</b>
<b>Denial Recommendation</b>	<b>0</b>	<b>1</b>
<b>Withdrawn prior to CPC Review</b>	<b>0</b>	<b>1</b>
<b>Pending</b>	<b><u>7</u></b>	<b><u>10</u></b>
<b>Total Cases Reviewed by CPC</b>	<b>1</b>	<b>8</b>
City Council		
<b>Approval</b>	<b>4</b>	<b>0</b>
<b>Denial</b>	<b>0</b>	<b>0</b>
<b>Withdrawn Prior to CC Review</b>	<b>2</b>	<b>2</b>
<b>Upheld CPC Recommendation</b>	<b>4</b>	<b>0</b>
<b>Reversed CPC Recommendation</b>	<b>0</b>	<b>0</b>
<b>Pending</b>	<b><u>9</u></b>	<b><u>0</u></b>
<b>Total Cases Reviewed by Council</b>	<b>4</b>	<b>0</b>

**Zoning Board of Adjustment Activity in 2005:**

	Jan-Mar 2005	Jan-Mar 2004
Special Exceptions		
Residential		
<b>Approved</b>	<b>40</b>	<b>46</b>
<b>Denied</b>	<b>0</b>	<b>1</b>
<b>Withdrawn</b>	<b>1</b>	<b>3</b>
<b>Pending</b>	<b><u>13</u></b>	<b><u>1</u></b>
<b>Total</b>	<b>54</b>	<b>51</b>

Special Exceptions		
Commercial		
<b>Approved</b>	<b>2</b>	<b>1</b>
<b>Denied</b>	<b>0</b>	<b>0</b>
<b>Withdrawn</b>	<b>0</b>	<b>0</b>
<b>Pending</b>	<b><u>3</u></b>	<b><u>0</u></b>
<b>Total</b>	<b>5</b>	<b>1</b>

Variances Residential		
<b>Approved</b>	<b>1</b>	<b>2</b>
<b>Denied</b>	<b>1</b>	<b>1</b>
<b>Withdrawn</b>	<b>0</b>	<b>0</b>
<b>Pending</b>	<b><u>1</u></b>	<b><u>1</u></b>
<b>Total</b>	<b>3</b>	<b>4</b>

Variances Commercial		
<b>Approved</b>	<b>0</b>	<b>0</b>
<b>Denied</b>	<b>1</b>	<b>0</b>
<b>Withdrawn</b>	<b>0</b>	<b>0</b>
<b>Pending</b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Total</b>	<b>1</b>	<b>0</b>

Letters of Zoning Verification	<b>72</b>	<b>72</b>
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Legal Non-Conformity Requests	<b>22</b>	<b>50</b>
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**Historic Preservation Cases Submitted in 2005:****Certificates of Appropriateness**

<b>Historic District</b>	<b>Jan-Mar 2005</b>	<b>Jan-Mar 2004</b>
Austin Terrace	0	0
Chihuahuita	0	0
Downtown	1	1
Magoffin	0	0
Manhattan Heights	0	1
Old San Francisco	0	0
Sunset Heights	1	0
Ysleta	2	1
Mission Trail	0	0
Independent	0	0
<b>Total</b>	<b>4</b>	<b>3</b>

**Administrative Review Approval**

Austin Terrace	2	5
Chihuahuita	0	1
Downtown	0	0
Magoffin	0	2
Manhattan Heights	4	5
Old San Francisco	0	0
Sunset Heights	3	19
Ysleta	4	1
Mission Trail	0	0
Independent	0	0
<b>Total</b>	<b>13</b>	<b>33</b>



## Planning Terminology:

As any other prominent profession, 'Planning' has a unique collection of terms linguistically known as jargon. Here are a few terms used by urban and neighborhood planners.

### Glossary of Planning Terms:

Access – a way or means of approach to provide vehicular or pedestrian entrance to a property.

Affordable – the cost of goods, services or housing that is within low and moderate-income household capacity to pay as defined by state and federal income limits.

Annexation - the process by which a city absorbs adjacent real estate and brings it under the city's jurisdiction resulting in a change in the boundaries of that community.

Bikeway – a pathway, often paved and separated from streets and sidewalks, designed to be used by bicyclists.

City Planning – the decision-making process in which goals and objectives are determined, existing resources and conditions analyzed; strategies developed and legislation/policies enacted and adopted.

Comprehensive Plan – a long-range plan intended to guide the growth and development of a community. The plan document includes the following elements: recommendations for land use, economic development, housing, recreation, open space, transportation, community facilities i.e., parks, libraries, museums, all related to the community's goals, objectives for these elements.

Density – the average number of persons, households or dwelling units for a given area of land.

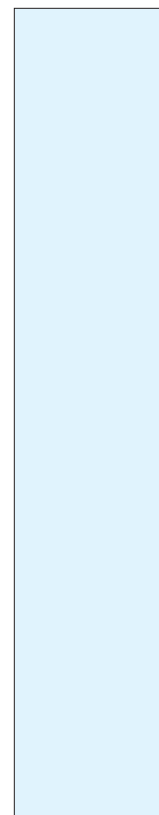
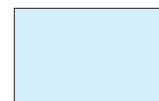
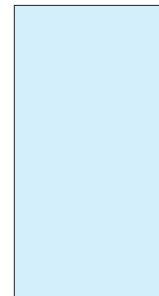
Development – the physical development of a parcel of land and any use or extension of the use of land.

Frontage – that side of a lot abutting a street; the front lot line.

High Occupancy Vehicle (HOV) – vehicles that can carry two or more passengers.

Highest and best use – an appraisal concept that determines the use of a particular property likely to produce the greatest net return in the near future.

These are only a few examples of the planning profession jargon used daily by our city planners. If you wish to learn more about the planning profession, visit the planning department's website or talk to your neighborhood planner.



**Community Calendar: Citywide Meeting Schedule:****April through June, 2005**

(For Information concerning Neighborhood Association Meetings, please proceed to the Neighborhoods First portion of the City website: <http://www.elpasotexas.gov> )

**April \*\*\***

- April 4 Historic Landmark Commission: 4:00 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- April 7 City Plan Commission: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- April 11 Zoning Board of Adjustment: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- April 18 Water Conservation Advisory Board: 3:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, Planning Conference Room, 541-4904
- April 18 Historic Landmark Commission: 4:00 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- April 21 City Plan Commission: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- April 22 Texas Chapter, American Planning Association: Workshop for Planning Commissioners, Elected Officials and Staff: 9:00 AM to 5:00 PM, Tigua Pueblo Tribal Chambers, 9241 Socorro Road, 541-4633 (For details, see Page 6 of this Newsletter!)
- April 22 Zoning Board of Adjustment: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- April 29 El Paso Mountain Committee: 9:00 AM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, Planning Conference Room, 541-4024

**May \*\*\***

- May 2 Historic Landmark Commission: 4:00 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- May 5 City Plan Commission: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- May 9 Zoning Board of Adjustment: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- May 16 Water Conservation Advisory Board: 3:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, Planning Conference Room, 541-4904
- May 16 Historic Landmark Commission: 4:00 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- May 19 City Plan Commission: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- May 23 Zoning Board of Adjustment: 1:30 PM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, City Council Chambers, 541-4024
- May 27 El Paso Mountain Committee: 9:00 AM, 2 Civic Center Plaza, 2<sup>nd</sup> Floor, Planning Conference Room, 541-4024

**Community Calendar: Continued****June**

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June 2	City Plan Commission: 1:30 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, City Council Chambers, 541-4024
June 6	Historic Landmark Commission: 4:00 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, City Council Chambers, 541-4024
June 13	Zoning Board of Adjustment: 1:30 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, City Council Chambers, 541-4024
June 16	City Plan Commission: 1:30 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, City Council Chambers, 541-4024
June 20	Water Conservation Advisory Board: 3:30 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, Planning Conference Room, 541-4904
June 20	Historic Landmark Commission: 4:00 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, City Council Chambers, 541-4024
June 24	El Paso Mountain Committee: 9:00 AM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, Planning Conference Room, 541-4024
June 24	Zoning Board of Adjustment: 1:30 PM, 2 Civic Center Plaza, 2 <sup>nd</sup> Floor, City Council Chambers, 541-4024

**Helpful Telephone Numbers:**

<u>Activity:</u>	<u>Telephone:</u>	<u>Activity:</u>	<u>Telephone:</u>
Main Office	541-4024	Long Range Planning	541-4633
Director	541-4193	Neighborhoods First	541-4918
Demographics	541-4721	Neighborhood Planners	
Historic Preservation	541-4024	Northeast	541-4930
Land Development		Northwest	541-4730
Addresses	541-4936	Central	541-4932
Cartography	541-4935	East	541-4931
Subdivisions	541-4903	Lower Valley	541-4502
ZBA	541-4027	Thoroughfare	541-4632
Zoning	541-4056	Planning	